

Application Reference: 2026/0004

Site Address: Corandirk, Chapel Lane, Green Moor, S35 7DQ

Introduction: This application seeks full planning permission for a single storey front extension to dwelling

Site Characteristics:

The dwelling is detached bungalow set within an enclosed curtilage, with limited visibility from the street due to strong boundary treatments along the frontage. Whilst many dwellings on the street are similar detached bungalows, the application dwelling is sited adjacent to a detached house and opposite a small row of terraces near the bottom of this steep street. The dwelling has an existing single storey projecting gable element centrally located on the front elevation.



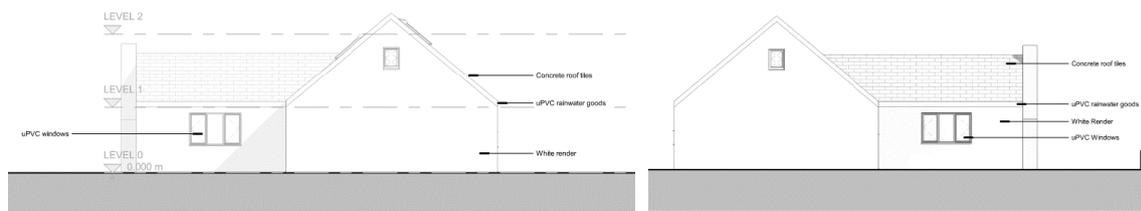
Relevant Site History

The dwelling received approval for 'Erection of extensions and alterations to bungalow' through application B/99/0809/PR in 1999.

Detailed description of Proposed Works

A modest sized front extension is proposed as shown on the plans below. The proposed extension would be constructed of matching materials.

Existing Elevations

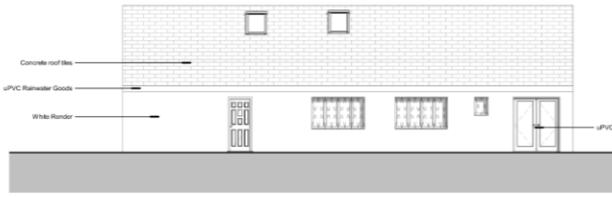


Existing East Elevation

1 : 100

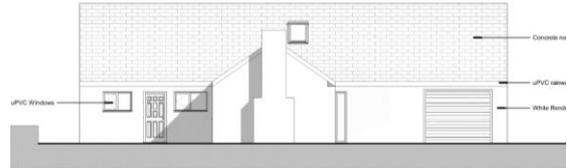
Existing West Elevation

1 : 100



Existing North Elevation

1 : 100



Existing South Elevation

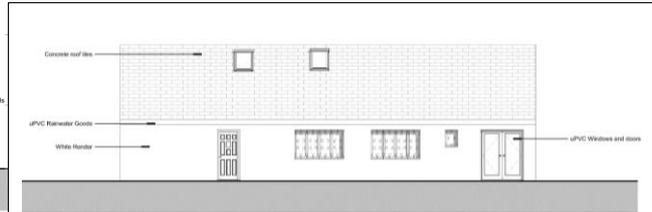
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Proposed Elevations



Proposed East Elevation

1 : 100



Proposed North Elevation

1 : 100



Proposed West Elevation

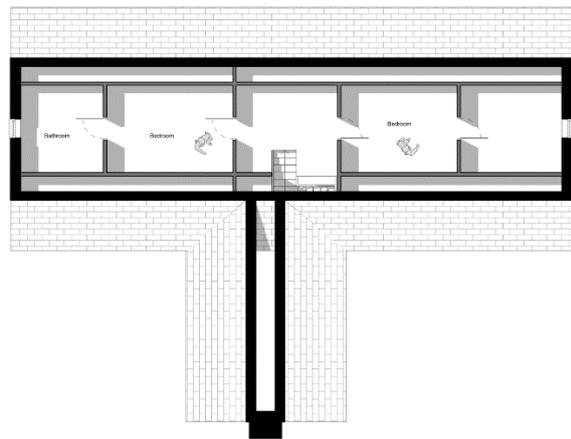
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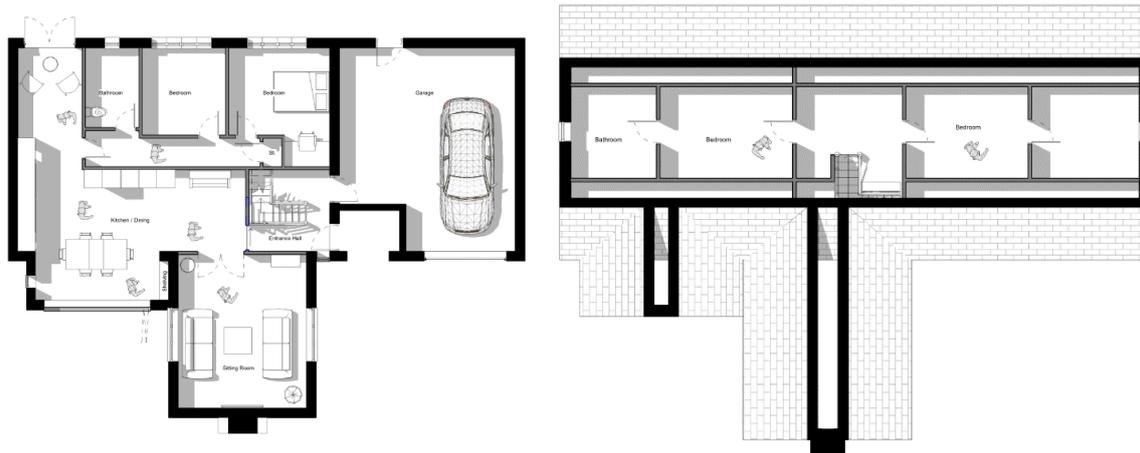


Proposed South Elevation

1 : 100

Existing and Proposed Plans





The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy SD1: Presumption in favour of Sustainable Development.
- Policy D1: High Quality Design and Place Making.
- Policy GD1: General Development.
- Policy T4: New Development and Transport Safety

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 2 - Achieving sustainable development

Section 4 - Decision making

Section 12 - Achieving well-designed places

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- House extensions and other domestic alterations
- Parking

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015. Any neighbour sharing a boundary with the site has been sent written notification and the application has been advertised on the Council website.

No comments have been received

Parish Council – Confirmed they had no comments about the application.

Planning Assessment

For the purposes of considering the balance in this application, the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle

The site falls within Urban Fabric. Extensions and alterations to a domestic property are acceptable in principle provided that they remain subsidiary to the host dwelling, are of a scale and design which is appropriate to the host property and are not detrimental to the amenity afforded to adjacent properties

Scale, Design and Impact on the Character

Whilst the original design of the bungalow is unknown, it currently sits tightly within its relatively modest sized plot, which is of a similar size to other plots within the street.

The current gross, ground floor footprint is approximately 153 sqm, although the integrated garage accounts for circa 42 sqm. Floorspace within the roof adds a further gross amount of approximately 74 sqm. In comparison to the 153 sqm ground floor footprint, the proposed, approximate 7.5 sqm of front extension would represent just a 5% increase. With such an insignificant increase, there would be minimal impact on the scale of the dwelling.

In terms of design and impact on character, the modest scale again is significant. With such a small extension proposed, combined with the use of matching materials and a complementary styled roof, at a similar height to the original roof; there would be minimal impact on design and character.

With the proposal not expected to impact noticeably on the scale, design and character of the dwelling itself, and with the dwelling featuring strong and enclosing boundary treatments, there would be a negligible impact on the broader street scene as the proposal would be almost completely unseen from outside of the curtilage.

With at most a limited impact on the scale, design and character of the dwelling, and with little or no impact upon the street scene, the proposal would be compliant with local policies GD1, and D1. This carries moderate weight in favour of the proposal.

Impact on Neighbouring Amenity

in a similar manner to the impact on scale, design and character, the modest size of the extension with a height not exceeding the height of the original dwelling, and with strong boundary treatments, the proposal would have little or no impact upon the amenity of neighbouring dwellings, or other dwellings within the street scene.

In more detail, for the neighbouring house to the north, there is a significant distance and an existing projection of the bungalow in between the extension and the boundary treatment. For the neighbouring bungalow to the south, there is approximately 2.17m between the extension and the boundary, and 3.8m between the extension and the detached garage of the neighbouring dwelling. The combination of the boundary treatment and garage would mitigate any potential impact from the extension on neighbouring amenity.

With little impact on the residential amenity of neighbouring dwellings, and no expected impact on other dwellings within the street scene, the proposal is compliant with local policy GD1. This carries moderate weight in favour of the proposal.

Highways

The proposal would not impact the existing parking provision, which is adequate for the dwelling size, and would not impact the existing access.

Planning Balance and Conclusion

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant plan policies and planning permission should be granted subject to necessary conditions. Under the provisions of the NPPF, the application is considered to be a sustainable form of development

RECOMMENDATION: Approve subject to conditions

It has not been necessary to make contact with the applicant to request amendments to the proposal during the consideration of the application, as it was deemed acceptable

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out strictly in accordance with plans (Existing Plans and Elevations COR-STE-XX-ZZ-DR-A-20000; Proposed Plans and Elevations COR-STE-XX-ZZ-DR-A-20001 and specifications as approved unless required by any other conditions in this permission.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3. The external materials shall match those specified within the plans outlined above.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1

Informative

1. The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.